

**Van Buren County Brownfield Redevelopment Authority
Regular Meeting Minutes
September 11, 2019**

**Meeting Room, Paw Paw Brewing Company,
780 S Gremps St, Paw Paw MI 49079**

- 1. Secretary's Note for the Record**—This regular meeting's location was changed by action at the August 14, 2019, regular meeting. A revised *2019 Regular Meeting Schedule* showing this change was posted as required by law in the County Clerk's Office, the County Administration Building, and on the county's website at the VBCBRA Board Meetings page at https://www.vbco.org/brownfield_meet.asp

2. Call to Order and Determination of Quorum

At 3:40 pm, by Chairperson Lisa Phillips, with attendees/absentees/quorum status as follows:

Board Members Present (8): Chair Lisa Phillips, Vice-Chair Jan Petersen, Sarah Moyer-Cale, Zachary Morris, Gail Patterson-Gladney, Cynthia Compton, Katie Strohauser and Dr. Patrick Creagan; **Board Members Absent and Excused (1):** Kate Hosier; **Board Vacancies: (0).** A quorum (8 of 9) is initially present.

Staff Present: Secretary-Treasurer Wayne Nelson; Environmental Consultant Erik Peterson; Marketing Consultant Pamela Jackson.

Special Invited Guests Present: Gary Schafer and John Jurevis from EPA-Region 5, Mike Gurnee from EGLE, Marcy Hamilton and Jerrod Burdick of Southwest Michigan Planning Commission, Donald Stull of Paw Paw Township, David Stegink and Therese Searles of Envirollogic Technologies Inc. *The Board sincerely thanks these guests for their attendance, comments and counsel, and contributions to the meeting's success.*

- 3. Approval of Agenda**--The Chair's prepared agenda was approved by unanimous consent.
- 4. Approval of Minutes of Regular Meeting held August 14, 2019**--Motion by Patterson-Gladney, supported by Creagan, to approve the minutes of the Regular Meeting held August 14, 2019. Approved by a vote of 7-0, with Petersen abstaining.
- 5. Public Comment**—None
- 6. Correspondence**—None
- 7. Secretary-Treasurer's Report**

- a. Nelson presented a written report.

- b. The following invoices were presented for approval:

Amount	Vendor	Invoice #	Invoice Date	Reason
\$ 948.75	Envirollogic Technologies Inc	05805	2019-09-09	61072 68th St, Phase II ESA
3,000.00	Envirollogic Technologies Inc	05806	2019-09-09	08337 M-140,Elig/Phase I ESA
\$ 3,948.75	Envirollogic Technologies Sub-Total			
-				
\$ 3,948.75	Total of All Invoices			

Motion by Morris, supported by Patterson-Gladney, to approve payment of the foregoing invoices totaling \$3,948.75. Approved by a vote of 8-0

8. New Business—

- a. Paw Paw Fire Department—** Erik Peterson presented a project application and introduced Donald Stull, Paw Paw Township Supervisor. The township has an accepted purchase agreement for three vacant parcels bordering the 800 South Block of Gremps Street and the 100 Block of Ampey Road, with the intent of constructing a new station and facilities for the Paw Paw Fire Department. The initial proposal is for environment assistance for Eligibility and Phase I ESA.

Motion by Morris, supported by Patterson-Gladney, to receive the application and waiving the normal fee due to the public ownership and benefit of the project. and to approve Work Order #28 for a budget amount of \$3,000.00 against the Hazardous Substances Grant, subject to receipt of a signed Development Agreement. Approved by a vote of 8-0.

- a. EPA Grant Extension Request—**Pursuant to action taken at the August 14, 2019, regular meeting, a formal request for a one-year extension to our EPA Grants, scheduled to expire 9/30/2019, was filed on August 22. Our guest John Jurevis of EPA-Region 5 announced that no issues were found with the request and that it appears to be making its way through the EPA processes normally.

9. Old Business—EPA Grant Project Updates

- a. 61072 68th Street in Hartford Township—**Erik Peterson reported that the project is complete.
- b. 67902 Red Arrow Highway, Hartford Township—**Erik Peterson reported that progress is continuing and that a meeting with Hartford Township officials will occur soon.
- c. 05585 Blue Star Highway, South Haven Charter Township—**Erik Peterson reported continuing but slow progress on a Brownfield Plan.
- d. 08337 M-140 Highway, South Haven Charter Township—**Erik Peterson reported that the Phase I work was completed, and it appears that no further work will be necessary.
- e. 804 S Kalamazoo Street, Village of Paw Paw—**Erik Peterson reported that work has commenced on this project.

10. Educational Presentations and Guest Comments

a. Transformational Brownfield Plans

Lisa Phillips presented an overview of Michigan new law allowing the BRA Act to be used for major community-changing “transformational” projects, and the enhanced financial incentives and eligible activities that are allowed in such plans. These plans are approved ultimately by the Michigan Strategic Fund and the State Treasurer.

b. BRA Funding Opportunities

Erik Peterson presented information on the other funding tools available in BRA projects, such as EGLE’s Grant & Loan Programs, the Local Brownfield Revolving Fund, and the various types of property tax abatements available to complement a traditional tax capture Brownfield Plan.

- c. Board Member Departs Meeting—**Member Zachary Morris departed the meeting at 5:07 pm, leaving a quorum (7 of 9) present.

d. Partnering with Southwest Michigan Planning Commission (SMPC)

Jerrid Burdue of the SMPC presented information on the various functions and programs of the SMPC and how other agencies can utilize the services of the SMPC.

e. Environment/Recreation Stewardship

Marcy Hamilton of the SMPC present an overview of their involvement in environmental and

recreational conservation projects such as the Paw Paw River Water Trail, the Syndicate Park Dune project, non-motorized trails, etc.

f. EGLE Status

Mike Gurnee of EGLE gave brief comments on the department's status following the name change and realignment under Governor Whitmer's Executive Order.

g. EPA Status

Both Gary Schafer and John Jurevis of the EPA presented information on their agency and current status.

11. Adjournment

There being no additional business, the meeting adjourned by unanimous consent at 5:29 pm.



Wayne Nelson, Secretary-Treasurer
Van Buren County Brownfield Redevelopment Authority

Acronyms used in BRA Minutes:

Acronym	Type	Meaning
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
EGLE (formerly MDEQ)	Agency	Michigan Department of the Environment, Great Lakes, and Energy (formerly Michigan Department of Environmental Quality)
MEDC	Agency	Michigan Economic Development Corporation
VBC	Agency	Van Buren County
VBCBOC	Agency	Van Buren County Board of Commissioners
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan